

BILL NO. 95-55

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 95-55

Introduced by Council President Parrott at the request of the County Executive

Legislative Day No. 95-20 Date June 20, 1995

AN ACT to repeal and reenact, with amendments, Subsection 5.02, Information Required, of Section V, The Preliminary Subdivision Plan and/or Site Plan, of the Subdivision Regulations of Harford County, providing for revisions as needed to address the State-mandated Comprehensive Review of the Chesapeake Bay Critical Area Management Program.

By the Council, June 20, 1995

Introduced, read first time, ordered posted and public hearing scheduled

on: July 18, 1995

at: 6:30 p.m.

By Order: , Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on July 18, 1995, and concluded on, July 18, 1995

, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

BILL NO. 95-55

Section 1. Be It Enacted By The County Council of Harford County, Maryland that Subsection 5.02, Information Required, of Section V, The Preliminary Subdivision Plan and/or Site Plan, of the Subdivision Regulations of Harford County, be repealed and reenacted, with amendments, all to read as follows:

Subdivision Regulations

Section V. The Preliminary Subdivision Plan and/or Site Plan.

§ 5.02. Information Required.

At a minimum, the preliminary plan and/or site plan shall include the following items. Additional information may be required because of site specific conditions.

a. Title Information.

1. Proposed subdivision/project name.
2. Names and addresses of owner, [subdivision] SUBDIVIDER or developer, land planner, surveyor and/or engineer.
3. Location of subdivision by election district, County and state; names of adjacent property owners or adjacent subdivisions.
4. Vicinity maps.
5. [Scale; one] SCALE: ONE (1) inch to fifty (50) feet or one (1) inch to one hundred (100) feet.
6. North point and date.
7. Subdivisions utilizing two (2) [plats] PLAN SHEETS will utilize "match lines" along lot lines; match lines [will] SHALL not [be permitted to] divide lots.

b. Existing Physical Conditions.

1. Boundary lines of the proposed subdivision, indicated in heavy outline, and the acreage of the tract.
2. Field run or photogrammetric topographic contours, at five (5) foot intervals, referenced to U.S.G.S. datum, where practicable.

3. Soil types according to the Harford County Soil Survey (the location of soils with significant development constraints--highly erodible soils, soils with severe septic constraints, hydric soils [is less than forty thousand (40,000) square feet in extent] and soils with hydric inclusions--shall be identified).
4. Slopes of fifteen percent (15%) to twenty-five percent (25%).
5. Slopes greater than twenty-five percent (25%).
6. One hundred (100) year flood plain as identified in FEMA Flood Insurance Study.
7. Perennial, TRIBUTARY and intermittent streams and tidal waters located on or adjacent to site.
8. Tidal wetlands.
9. Non-tidal wetlands on or adjacent to site as identified by existence of hydric soils or hydrophytic vegetation and any required buffers.
10. Mapped Natural Resources District and any required buffers.
11. Chesapeake Bay Critical Area and any required buffers, AND LAND USE MANAGEMENT DESIGNATIONS OF INTENSELY DEVELOPED AREA, LIMITED DEVELOPED AREA AND/OR RESOURCE CONSERVATION AREA.
12. Vegetative cover, particularly the location of forested areas on or adjacent to the site and location of significant individual trees.
13. Plant and wildlife habitat that has been identified as of State or County importance, on or adjacent to the site, including:
 - (a) Habitat of State Designated Endangered or Threatened Species and Species in Need of Conservation.
 - (b) State designated Natural Heritage Areas.
 - (c) Anadromous fish propagation waters.

(d) Submerged aquatic vegetation, or other significant aquatic areas.

(e) Habitat areas of local significance.

(f) Colonial water bird nesting sites.

14. Location, widths of pavement and rights-of-way of all existing streets or alleys adjoining the subdivision, or [intersection] INTERSECTING any street that bounds it; railroads and utility rights-of-way, parks and other public spaces.

15. Names of all existing streets.

16. Location and description of all existing public utilities such as transmission towers, pipe lines, sewerLINES, waterLINES, storm drains, gas, power, or telephone lines or cables.

17. Present zoning of the tract and of adjoining properties.

18. Location of all existing structures.

19. Location of wells, septic systems and septic reserve systems on or within one hundred (100) feet of site.

20. BUFFER EXEMPT AREAS.

c. Proposed Development.

1. Layout widths and names of proposed streets, and widths of alleys, [crosswalkways] WALKWAYS and easement reservations.

2. Layout, numbering of blocks and lots, and typical approximate dimensions of proposed lots.

3. AREA WITHIN THE CRITICAL AREA, AREA OF IMPERVIOUS SURFACES TO BE CREATED IN THE CRITICAL AREA, AMOUNT OF FOREST CLEARED IN THE CRITICAL AREA AND NUMBER OF LOTS WITHIN THE CRITICAL AREA.

[3] 4. Approximate location and shape of buildings.

[4] 5. Active and passive open space (locations, acreages, and proposed

facilities).

[5] 6. Proposed water and sewer lines and facilities.

[6] 7. Proposed building setback lines along all streets with dimensions from the street rights-of-way.

[7] 8. Proposed uses of property AND/OR STRUCTURES.

[8] 9. Number of parking spaces in each off-street parking area and total thereof.

[9] 10. Conceptual grading plan, including approximate limits of disturbance and areas of significant cut and fill.

[10] 11. Proposed method(s) of stormwater management and location of facilities/measures for each drainage area in development, including sufficient information on soil and hydrologic conditions so that the viability of the proposed measures can be accurately determined. THIS INFORMATION SHALL INCLUDE THE AREA CALCULATIONS NECESSARY FOR COMPLIANCE WITH CRITICAL AREA STORMWATER MANAGEMENT REQUIREMENTS AS PER SECTION 267-41.1 F3(A)(1), F3(B)(1), AND F3(C)(4) OF THE DEVELOPMENT CODE.

[11] 12. Drainage and utility easements.

[12] 13. Density of residential development.

[13] 14. Areas of significant/special natural features to be left undisturbed, including, but not limited to [feature] FEATURES such as, waterbodies, tidal and non-tidal wetlands, forested areas to be retained, and plant and wildlife habitat identified as of State or County importance.

[14. A Forest Conservation Plan, if required by Chapter 267, Article VA of the Harford County Code.]

15. Location of all parking and loading areas with ingress and egress drives

thereto (site plan).

16. Location of outdoor storage (if any).

17. Number of proposed employees (site plan).

18. Location and types of trees or shrubs to be planted in the parking area (site plan).

19. Location, size and height of signs (site plan).

20. On-site traffic flow patterns and signage (site plan).

21. Bufferyard from adjacent residential use or districts.

22. Revisions to the previous series of the preliminary plan and the date(s) of the revision.

D. Computation (site plan).

1. Total site area.

2. Building floor area for each type of proposed use.

3. Percent of building ground coverage.

4. Percent of impervious surface.

5. Proposed water usage including fire flows, peak hourly demand and maximum day demand as required.

6. Sewage generation rate.

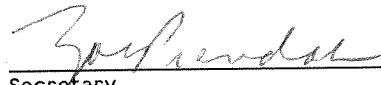
E. [Forest Conservation Plans for Chesapeake Bay Critical Area Property.] A FOREST CONSERVATION PLAN, IF REQUIRED BY CHAPTER 267, ARTICLE VA OF THE HARFORD COUNTY CODE SHALL BE SUBMITTED FOR AREAS OUTSIDE OF THE CRITICAL AREA. For projects in the Chesapeake Bay Critical Area, a forest [conservation] MANAGEMENT plan shall be submitted delineating the tree species composition of forested areas, including the average [DBH] DIAMETER BREAST HEIGHT of canopy trees and description of the understory and ground cover; forested areas to be retained to address clearing restrictions in the

1 Critical Area and to preserve significant plant and wildlife habitat and to maintain
2 wildlife corridors; and proposed measures for afforestation, if required. FOREST
3 MANAGEMENT PLANS SHALL BE SUBMITTED ACCORDING TO THE
4 PROCEDURES CONTAINED IN THE FOREST MANAGEMENT GUIDE
5 (APPENDIX F, AS AMENDED, OF THE CRITICAL AREA PROGRAM
6 MANAGEMENT DOCUMENT).

7 Section 2. And Be It Further Enacted that this Act shall take effect sixty (60) calendar days from
8 the date it becomes law.

EFFECTIVE: October 10, 1995

The Secretary of the Council does hereby
certify that fifteen (15) copies of this Bill are
immediately available for distribution to the public
and the press.


Secretary

HARFORD COUNTY BILL NO. 95-55
 (Brief Title) Amend. Subdiv. Regs. - Critical Area
Legislation

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

ENROLLED

[Signature]
 Secretary of the Council

[Signature]
 President of the Council

Date 8/1/95

Date 8/1/95

BY THE COUNCIL

Read the third time.

Passed: LSD 95-23 (August 1, 1995)

Failed of Passage: _____

By Order

[Signature]
 Secretary

Sealed with the County Seal and presented to the County Executive for approval this 3rd day of August, 1995 at 3:00 p. m.

[Signature]
 Secretary

BY THE EXECUTIVE

[Signature]
 COUNTY EXECUTIVE

APPROVED: Date August 8, 1995

BY THE COUNCIL

This Bill (No. 95-55), having been approved by the Executive and returned to the Council, becomes law on August 8, 1995.

[Signature]
 Secretary

EFFECTIVE DATE: October 10, 1995